



## Town of Sterling

### Town Administrator

September 28, 2018

Mr. Michael Busby  
Relationship Manager  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, MA 02108

Re: Proposed 40B – South Meadow Village at 81 Chase Hill Rd.  
MH ID # 1001

Dear Mike:

Thank you for agreeing to extend this comment period to September 28, 2018.

A copy of the application for Site Approval by Taniel Bedrosian was circulated to all Town Boards and Committees, as well as posted on the ZBA section of the Town's web page. The site visit coordinated through your office on August 28<sup>th</sup> was attended by a representative from the Sterling Planning Board and Conservation Commission, Fire Department, and Town Administrator.

A couple Town officials and multiple residents have also submitted comments and concerns.

Accordingly, the following input is offered for your consideration:

- What is the benefit to Sterling from this 40 B project? Planning Board member
- Concerns about increased traffic and vehicle lights shining in the residence at 76 Chace Hill. (across the street from the proposed road) Could the access to Chace Hill Road be moved or a road island or divider help block these lights? There is already a lot of traffic on Chace Hill Road without a sidewalk it will be unsafe for school children. Site lines are poor and could be dangerous for a school bus picking up children. Carol and Don Jewitt.
- Sept. 22, 2018 letter from Robert and Courtney Mankus, William Meehan, and Judy Doherty
- Sept. 19, 2018 Email from Michael O'Connor
- Combined with a large project nearby in Lancaster, this project adds a lot of traffic. 8/31/18 call from Lancaster resident Victoria Marquis.

- Aug. 30, 2018 Email from Sterling Fire Dept. Lt. Tom Kokernak
- "...this is mainly farm land and should stay as such...as well there will be a huge toll on our school system ..most 40 B homes have at least 2 children or more to qualify"  
Member of Conservation Commission and 40B review Committee.
- Aug. 27, 2018 Email from Michael O'Connor
- The proposed access road is straight and if made curvilinear it might reduce vehicle speed and move some of the buildings further from the abutters. Town Administrator
- 9/22/18 Fax from Diane Bevilacqua
- 9/26/18 Fax from Diane Bevilacqua
- Citizens petition requesting pubic hearing on the 40B development

Considering the preliminary information from the developer received to date related to the Site Approval process, the Town of Sterling may have additional comments or concerns when the 40 B application is received by the Zoning Board of Appeals.

On the behalf of the Board of Selectmen, thank you for the opportunity to comment on this project at this early stage.

Sincerely,



Ross Perry  
Town Administrator

cc. Selectmen  
ZBA  
Dean Harrison, Consultant for Almik Construction